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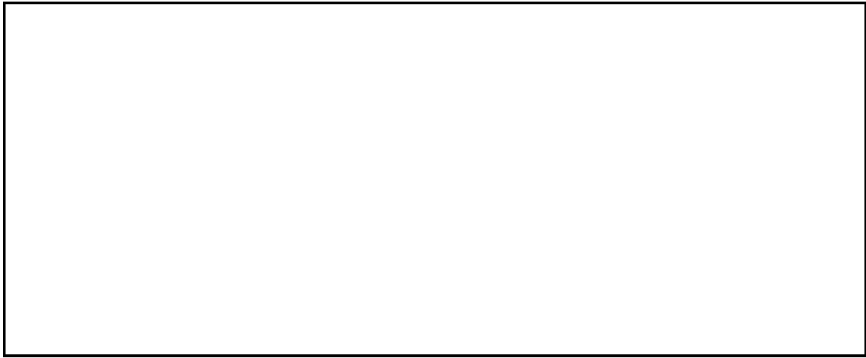
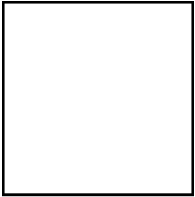
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County of San Diego
Department of Planning and Land Use
5201 Ruffin Road
San Diego, CA 92123



RAMONA TOWN PLAN
Agency & Organization Participation:

- Supervisor Dianne Jacob’s Office
- Planning Commissioner Bryan Woods
- Ramona Community Planning Group
- Ramona Design Review Board
- Ramona Chamber of Commerce
- County of San Diego Planning & Land Use
- CALTRANS
- Ramona Real Estate Association
- Rotary Club
- Kiwanis Club
- Ramona Unified School District
- Ramona Trails Association
- Ramona Equine Industry Network
- Sheriff’s Department
- Vernal Pool Society
- Pioneer Historical Society

The Community of Ramona
TOWN PLAN

Organization Workshop
Friday, June 13, 2003

6:00 - 6:30 p.m.	Social Hour
6:30 - 7:00 p.m.	Introductions
7:00 - 9:00 p.m.	Group Break-out Sessions
9:00 - 9:30 p.m.	Group Break-out Presentations

Visualization Workshop
Saturday, June 14, 2003

9:00 - 9:30 a.m.	Breakfast
9:30 - 12:30 p.m.	Group Sessions
12:30 - 1:30 p.m.	Group Presentations
1:30 - 2:00 p.m.	Lunch sponsored by Prioritization Session

You are invited to participate in a 2-day workshop
for the
RAMONA TOWN PLAN
Discussion Topics:

Address:
Ramona Elementary
Multi-Purpose Room
415 8th Street
Ramona, CA 92065

Pedestrian Main Street

- Walkable Streets
- Pedestrian Connectivity
- Street Wall
- Traffic Calming
- Parking

Housing

- Senior Housing
- Attainable Housing
- Housing Types
- Retail / Residential

Commercial & Industrial Development

- Ground-Floor Retail
- Mixed Use
- Neighborhood Commercial
- Availability

Sensitive Habitats

- Vernal Pools
- Wetland Habitat
- Mitigation Areas

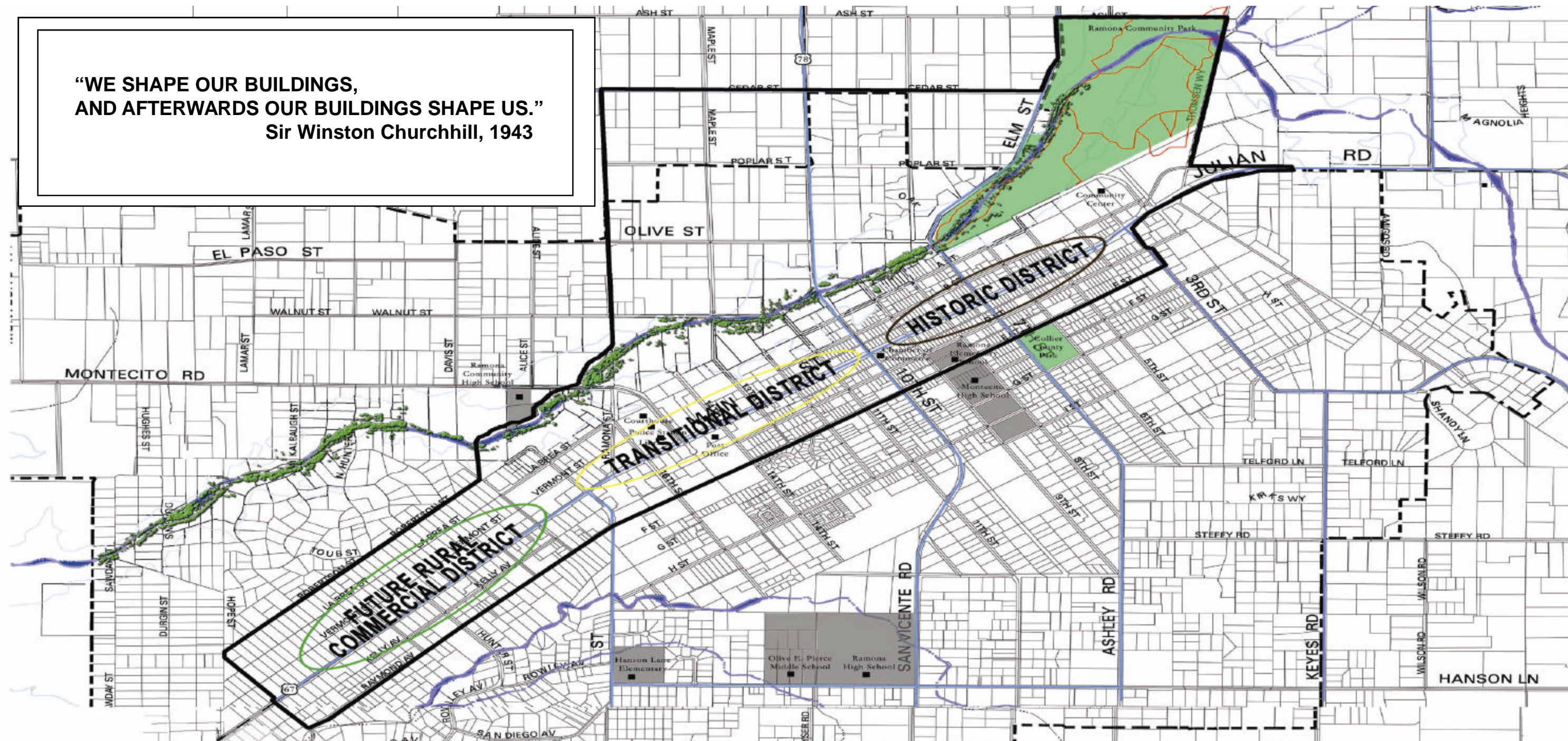
Civic Amenities

- Parks
- Trails
- Schools
- Open Space
- Recreational Facilities

Traffic & Vehicular Circulation

- Traffic-Calming
- Connectivity
- Service Routes

**"WE SHAPE OUR BUILDINGS,
AND AFTERWARDS OUR BUILDINGS SHAPE US."
Sir Winston Churchill, 1943**



APPENDIX B



RAMONA TOWN CENTER DESIGN WORKSHOP

Wednesday, February 25th
6:30 p.m.- 9:30 p.m.
Ramona Community Center

WORKSHOP AGENDA:

6:30 to 7:00	Introduction
	Recap of Workshop I
7:00 to 8:00	Group Discussions
8:00 to 9:00	Group Presentations
9:00 to 9:30	Prioritization of Projects (individual attendees vote on pre-determined ballot)

Group Discussions:

Group I - **ARCHITECTURE OF RAMONA**

- Mixed Use (Residential/Retail)
- Industrial Development
- Senior Housing
- Duplex / Triplex
- Three-Story Building Element
- Building Materials
- Proposed Locations for Senior Housing
- Proposed Boundaries for Industrial Development

Group II - **RAMONA'S HISTORIC DISTRICT**

Group III - **RAMONA'S NEW TOWN**

- Traffic Bypass
- Median w/ Landscape
- Entry Signage
- Public Parking Lots
- Arcade connecting side streets/parking to Main Street
- Diagonal Street Parking
- Street Pedestrian Improvements (Continuation of CALTRANS Improvements)
- Nature Center
- Looped Trail System
- Santa Maria Linear Park
- Pocket Parks
- Mitigate Visual Effects of "Big Box" Retail
- Design Treatment for Streetscape
- Street Connections (High Priority)
- Street Connections (Moderate Priority)



APPENDIX C

RAMONA VILLAGE DESIGN WORKSHOP

PARTICIPANT LIST

Friday, June 13TH and Saturday, June 14th, 2003

PARTICIPANTS

Chris Anderson	Chuck DeMund	Carol Levin	Robin Quasebarth	Gary Vella
Carol Angus	Larry Fagot	Thomas Lewis	Beverly Ragsdale	Cheryl Wegner
Manuel Cervantes	Belinda Flynn	Dan Long	John Roberts	Bryan Woods
Diane Conklin	Janet Gilbert	Kevin Long	Bill Schweitzer	
Jim Cooper	Mary Halliday	Margot Long	Sue Dawe Underwood	
Arvie Degenfelder	Richard Jarrett	Sam Mitchell	Dutch van Dierendonck	
John Degenfelder	Bill Jenkin	Gary Monetta	Jan van Dierendonck	

ROBBINS, JORGENSEN, CHRISTOPHER DESIGN TEAM

Jeanine Christopher	Mercy Heath	James Robbins	Greg Roberson	Patricia Trauth
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COUNTY OF SAN DIEGO HOSTS

Ivan Holler	LeAnn Carmichael	Dahvia Locke
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RAMONA VILLAGE DESIGN WORKSHOP

PARTICIPANT LIST

Wednesday, February 25, 2003

PARTICIPANTS

Jim Cooper	John Degenfelder	Julie Irvell	Steve Powell	Dutch van Dierendonck
Veronica Clark	Chuck DeMund	Rob Lewallen	Terry Powers	Jan van Dierendonck
Karen Clendron	Carolyn Dorroh	Lety Lewis	Robin Quasebarth	Gary Vella
Diane Conklin	Rennie Elliott	Thomas Lewis	Beverly Ragsdale	Cheryl Wegner
Darryl Cox	Larry Fagot	Margot Long	Jim Salvatore	Bryan Woods
Janet Cox	Jim Hagey	Gary Monetta	Heidi Schlofeldt	Carol Wylie
Arvie Degenfelder	Frank Hines	Dawn Perfect	Bill Schweitzer	

ROBBINS, JORGENSEN, CHRISTOPHER DESIGN TEAM

Jeanine Christopher	James Robbins	Greg Roberson	Patricia Trauth	Dan Smith
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COUNTY OF SAN DIEGO HOSTS

LeAnn Carmichael	Robert Citrano	Dahvia Locke
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APPENDIX D

RAMONA VILLAGE DESIGN WORKSHOP

REPRESENTED ORGANIZATIONS

Preliminary Planning Sessions, 2003

Supervisor Dianne Jacob's Office

Ramona Community Planning Group

Ramona Design Review Board

Ramona Chamber of Commerce

County of San Diego Department of Planning and Land Use

CALTRANS

Kiwanis Club

Pioneer Historical Society

Ramona Real Estate Association

Ramona Unified School District

Ramona Trails Association

Ramona Tree Trust

Ramona Equine Industry Network

Rotary Club

Sheriff's Department

Vernal Pool Society

APPENDIX E

RAMONA COMMUNITY PLANNING GROUP
15873 HIGHWAY 67
RAMONA, CALIFORNIA 92065

MEETING PLACE: Ramona Community Center, 434 Aqua Lane
MEETING DAY/TIME: 1ST Thursday/ 7:30 P.M.

15 AUTHORIZED SEATS

Seat 1

I. "Dutch" Van
Dierendonck
325 Durgin Street
Ramona, CA 92065
(760) 789-3655
FAX: (760) 789-3903
janvan@utm.net

Seat 2

Patrick Uriell, Vice-Chair
Post Office Box 151
Ramona, CA 92065-0151
(H) (760) 789-6161 (W)
(FAX) (760) 789-6366

Seat 3

Andrew Simmons
Post Office Box 99
Ramona, CA 92065
(h) (760) 788-1665
(fax)(760) 788-4965

Seat 4

Bob Hailey
15865 Fecanin Way
Ramona, CA 92065
(760) 789-4624

Seat 5

Janet Gibert
20061 Sunset Oaks Drive
Ramona, CA 92065
(h) (760) 789-7305

Seat 6

Sam J. Mitchell
709 Hanson Lane
Ramona, CA 92065
phone/fax (h)
(760) 789-0406

Seat 7

Angus Tobiason
15735 Rosemont Lane
Ramona, CA 92065
(h) (760) 789-6486
(w) (760) 789-1188
fax (760) 789-1242

Seat 8

William "Bill" Jenkin
603 Main Street #9
Ramona, CA 92065
(h) (760) 788-0920
(w) (760) 788-1181
fax: (760) 788-6030
billjenkin@earthlink.net

Seat 9

Don Kovacic
16833 Quail Crossing
Ramona, CA 92065
(760) 788-4788
(fax) (760) 788-8989
donkovacic@aol.com

Seat 10

Katherine Finley
Post Office Box 844
Ramona, CA 92065-0844
(h) (760) 789-1294
klfinley@sbcgolbal.net

Seat 11

Deborah "Debi" Jennings
17534 Highway 67
Ramona, CA 92065
(h) (760) 789-8458

Seat 12

Kristi Mansolf, Secretary
15873 Highway 67
Ramona, CA 92065
phone/fax (h)
(760) 789-7502

Seat 13

Fred T. Sproul
Post Office Box 848
Ramona, CA 92065
fax/(h) (760) 789-8136
(w)

Seat 14

Carol Angus
19210 Highland Hills Dr
Ramona, CA 92065
(h) (760) 788-1411
fax (760) 788-1421

Seat 15

Lisa "Chris" Anderson
1410 Main Street #a
Ramona, CA 92065
(h) (760) 788-1582
(w) (760) (760) 803-2001
chris@realestatechris.com

DESIGN REVIEW BOARD/SUBCOMMITTEES CHAIRPERSONS

Alpine Design Review Board

Curt Dean
2915 Manzanita Way
Alpine, CA 91901
ph: wk (858) 499-0211
fax: (858) 499-0111
cdean@cengineering.com
Meets 1st Wednesday

Fallbrook DRB Subcommittee

Eileen Delaney
Post Office Box 1419
Fallbrook, CA 92088
cell: (760) 518-8888
wk: (760) 728-0900
fax: (760) 728-0971
ejdelaney@aol.com
Meets on the Wednesday
following the 2nd Monday.

Julian Architectural DRB

Julie Zerbe
Post Office Box 621
Julian, CA 92036
(w) (760) 765-0192
(h) (760) 765-1462
Meets 1st Tuesday

Ramona Design Review Board

Greg Roberson, Chairman
Post Office Box 395
Ramona, CA 92065-0395
(h) (760) 788-5696
(w) (619) 239-9292
fax: (619) 239-9288
groberon@rjcarch.com
Meets last Thursday

Sweetwater DRB Subcommittee

John Reiss
Post Office Box 460
Bonita, CA 91902
(h) (619) 479-0256
jreissj24@aol.com

USDRIP Contact

Mary Allison, Chairperson
JL Lester Company
Post Office Box 1284
Lakeside, CA 92040

Bonsall Design Review Board

Tom Cassidy
Post Office Box 448
Bonsall, CA 92003-0448
ph: (760) 728-6770

I-15 Design Review Board

Joan Van Ingen, Secretary
8975-315 Lawrence Welk Drive
Escondido, CA 92026
ph: (h & fax) (760) 749-0932
Meets 3rd Thursday

Lakeside Design Review Board

Wyatt Allen
10712 Palm Row Drive
Lakeside, CA 92040
(h) (619) 561-3510
cell: (619) 244-5050
Meets 2nd Wednesday

Spring Valley DRB Subcommittee

Virginia March, Chairman
1303 San Bernardino Avenue
Spring Valley, CA 91977
(h) (619) 469-8465
ginron5@cox.net
Meets 2nd & 4th Tuesday

Valley Center Design Review Board

Robert Hancock
28904 Valley Center Road
Valley Center, Ca 92082
(W) (760) 749-2083 (Message)
Days (Cell) (760) 212-0829
(Cell Phone Preferred)
Meets 1st Wednesday

APPENDIX F

GROUP 1: PEDESTRIAN MAIN STREET

Exercise #1: Identifying Key Issues

1. Heavy traffic flow bisecting core (A thru D, 3rd thru 10th Streets)
2. Need grid (continuous through streets)
3. Need pedestrian-friendly area
4. Maintenance
5. Signage (directional and informational and to identify Commercial area)
6. Front doors face Main street
7. Acquisition of public parking lots
8. Main Street Association of merchants
9. Parking- public w/ vehicular access through alleys with pedestrian arcades at the center of the block for access (sidewalk cafes on the interior)
10. Build on what we've got, don't recreate

Exercise #2; Identifying Capital Improvement Projects

1. Zero lot lines (for 2nd and 3rd floors, 1st floor setback for cafés and courtyards)
2. Shade (Trees to reduce heat/ reflectivity)
3. Street Furnishings- benches, hitching posts, flags and banners, donor plaques (unique to Old Town Ramona identifying historic areas, etc.)
4. Public Art
5. Gateway
6. Parking
7. Median
8. Pocket Parks
9. Bike Paths and Racks on D & B Streets rather than on Main Street

GROUP 2: HOUSING

Exercise #1: Identifying Key Issues

1. Senior Housing
2. Attainable Housing
3. Mixed Use

Seniors:

- Close to services and transportation (walkable); Creating a senior zone would “free up” apartments and housing that is currently occupied, thus creating attainable housing

Mixed Use:

- Encourage with residential above (attainable)
- Best to have at town center
- Town center development needs to be compatible with historic style

Exercise #2: Identifying Capital Improvement Projects

1. Create pocket parks within housing communities/ areas
2. Create landscaped buffer zones between Commercial and Residential
3. Develop design standards
 - Three Stories
 - Use of texture (stone, wood)- Rustication
 - Use of neutral/ earth tones (comparable with Southern Californian environment)
 - No “line” of garage doors- Creative design solutions, i.e., use of alley and rear accesses

GROUP 3: COMMERCIAL/ INDUSTRIAL

Exercise #1: Identifying Key Issues

1. Keep Ramona rural
2. Zoning/ parking requirements should be different in Old Town versus New Town
3. Extend Old Town Charm to New Town/ Create New Town convenience in Old Town
4. Old Town
 - Find Parking Solutions:
 - a. Diagonal street parking
 - b. Vest pocket community parking lots
 - Create Shopping Districts
 - a. Improve pedestrian connections
 - b. Enhance safety
 - Develop B and D Streets with Mixed Use Residential and Commercial (two sides) and create new Pedestrian Zone
 - Enhance Identity
 - a. Community Signage, i.e. “Historic Ramona”
 - b. Sign Ordinance
5. New Town
 - a. Mitigate impact of Big Box retail
 - b. Relate new development more to street- Reduce or Eliminate setbacks

- c. Enhance parking lot landscape/ screen cars
- d. Extend Tree Collonade along Main Street
- e. Enhance walkways/ trails

General Rules (Ensure uses are permitted by zoning/
Develop zoning incentives):

- Encourage Family Entertainment and Recreational Uses
 - Encourage Independent Retailers
 - Encourage Health Providers
6. Develop New Industrial
 - Buildings in park-like setting
 - a. Enhance landscape requirements
 - b. Reduce Permitted Height
 - c. Enforce conditional use restrictions
 - d. Restrict colors/ materials to insure development appropriate to rural context
 - e. Mitigate impacts on neighboring Residential
 - Extend 13th Street

Exercise #2: Identifying Capital Improvement Projects

1. New standards to create Commercial district with Old Town charm and New Town convenience
2. Develop Industrial Park (design) guideline

GROUP 4: TRAFFIC/ VEHICULAR CIRCULATION

Exercise #1: Identifying Key Issues

1. South Bypass
2. Extend Montecito to Rangeland
3. Extend Maple Street to Cedar
4. Connectivity of cross streets across Main Street and downtown
5. Traffic on Main Street through downtown
6. Increasing Traffic Volume
7. Safety
8. Trails System
9. Through traffic on 67
10. Utilizing southwest/ Acres area
11. Walkability (“conversation zones”)
12. Livability (amenities)
13. Additional access from west
14. Alternative parallel traffic downtown
15. Maintaining Acres area roads (dedicated roads)

GROUP 5: SENSITIVE HABITATS AND CIVIC AMENITIES

Exercise #1: Identifying Key Issues

1. Non-Motorized Trails

- Continuous loop
- Multi-use
- Combination pathways & trails
- Improvements include fencing & d.g. surface

2. Pocket Parks

- Main Street Ramona Hotel
- Behind Future Library
- Main Street & Kelly
- Between Automotive & Denny's
- Amenities- benches, picnic tables, trash cans, shade trees

3. Equestrian Signal Improvements

- Main & Pala
- Montecito & Main

- Highway 78 & 10th Street

- 7th Street & Main

4. Vernal Pool Preserve & Nature Center

- Demonstration Garden (native plants)
- Kiosk

5. Equestrian underpass or bridge at Etcheverry & Highway 67

Exercise #2: Identifying Capital Improvement Projects

1. Community Kiosks

- Info Kiosk at Highway 67 and Dye Road
- Ramona Hotel Pocket Park
- Main Street in "New Town" area

2. Civic Center Building

- A green building with auditorium and dance hall

APPENDIX G

SAN DIEGO COUNTY 2004-2005 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM	Census Tract:
APPLICATION FOR COUNTY DEPARTMENTS AND CDBG PARTICIPATING CITIES DUE BY 5:00 P.M. FRIDAY, OCTOBER 31, 2003	Priority No:

The City or County Department Submitting CDBG Application: County of San Diego

1. **TITLE:** Ramona Village Revitalization Plan
2. **PROJECT LOCATION:** (Attach map of project site with delineation of geographic area served. Also attach site plan or project sketch, or if located in a park include Park Master Plan, if applicable.) (see Attachment A)
 - a. Community: Ramona
 - b. Street address: Main Street corridor (Main Street commercial district from westernmost point to 3rd Street, including approximately three blocks north and two blocks south)
 - c. Cross streets: Hope Street (W), 3rd Street (E), A Street (N), E Street (S) (approximate area)
 - d. Assessor Parcel Number (where applicable): N/A.
 - e. Thomas Bros. Reference Page: 1152
3. **PROJECT DESCRIPTION:** (Provide a clear, detailed description of project. If proposal is a planning activity or study, attach list of proposed tasks with associated activities, expected accomplishments of each task, and information on staff/consultant who would supervise/work on project. Also, attach any relevant information supporting this proposal.) See Attachment B.

The proposed project is the development of a Revitalization Plan for Ramona's town center, similar to the Fallbrook Revitalization Plan funded by CDBG in previous cycles (provided with application). The Ramona Village Revitalization Plan will define a regulatory framework and capital improvement projects that will transform the partially blighted town of Ramona into a safe, walkable, vital community center. Implementation of the Plan will contribute substantially to the success of numerous other planned and active improvement projects. It will independently address some major traffic, safety, and economic issues affecting Ramona's Main Street corridor. It will also reinforce and enhance the rural identity of a community facing heavy growth pressure. A strong foundation for the project has been established through a series of community design workshops and the development of a

supported vision that will guide later phases of the project. These phases, for which the applicant will ultimately seek funding, include; a) Research and Planning- the development of a comprehensive Ramona Village Revitalization Plan delineating land use regulations, design standards, and capital improvement projects for the area (over two CDBG annual funding cycles), b) Planning and Administration- processing and authorization of regulatory changes, c) Implementation- of select capital improvement projects. This application is sought for the purpose of facilitating Phase I, Research and Planning.

4. POPULATION SERVED:

- a. Describe geographic service area or specific population served:

The population that will be directly served by this project includes the downtown population of Ramona with the entire community deriving benefits from the improvements. Design workshops were recently held in the community to establish a founding vision for this Revitalization Plan. Over sixty individual citizens and representatives from local organizations such as the Ramona Chamber of Commerce to the Ramona Equine Industry Network gave their fervent support for the project. An ad hoc, grassroots committee is currently being formed to focus on revitalization efforts emerging from the Design Workshop and from the Ramona Village Revitalization Plan.

The establishment of a walkable downtown district will address major traffic and safety concerns that are common to the overall community, but disproportionately affect seniors and lower-income residents who reside within the town center and may have limited transportation options. This plan will also establish a strategy to enhance the economic viability of Ramona's town center by transforming this area into an attraction for local residents and a destination for non-residents.

- b. If proposal only serves a certain segment of the population, such as is the case with youth, childcare or senior centers, health facilities, or housing activities/services, indicate estimated number of unduplicated persons (or households) who will be served annually. N/A.

5. SITE INFORMATION: As a comprehensive town center revitalization project, this plan has the potential to affect many individual sites within the designated project area. Specific sites will be identified as a component of the Revitalization Plan (Phase I).

- a. Suitability of Site or Facility:

N/ A..

- b. Availability of Land/Facility: (Indicate if site selected, whether there is site control, and other issues of ownership.)

N/ A.

- c. Effect on Surrounding Land Use:

N/ A.

SAN DIEGO COUNTY 2004-2005 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM	Census Tract:
APPLICATION FOR COUNTY DEPARTMENTS AND CDBG PARTICIPATING CITIES DUE BY 5:00 P.M. FRIDAY, OCTOBER 31, 2003	Priority No:

d. Conformance with General Plan: (For information, call Susie Vaughn at (858) 694-2954)

The Plan is likely to propose changes to existing general plan land uses, zoning regulations, and design guidelines. However, these alterations will ultimately be folded into the General Plan 2020 (GP2020) update and subsequent updates to other regulations.

6. ENVIRONMENTAL REVIEW STATUS: (Call Kathy Barefield at (858) 874-4041 and check appropriate boxes if environmental status is known) Phase I, Planning:

<input checked="" type="checkbox"/> Exempt CEQA:		
<input checked="" type="checkbox"/> Exempt NEPA:		
<input type="checkbox"/> Environmental Assessment Needed:	Underway <input type="checkbox"/>	Complete <input type="checkbox"/>
<input type="checkbox"/> Environmental Impact Statement:	Underway <input type="checkbox"/>	Complete <input type="checkbox"/>

7. FUNDS REQUESTED: (Specific use of CDBG funds only)

Planning/Administration	\$ <u>15,000 (Planning)</u>	Construction/Installations	\$ <u>N/A</u>
Site Acquisition	\$ <u>N/A</u>	Consultant Cost	\$ <u>30,000</u>
Relocation Assistance	\$ <u>N/A</u>	Supplies/Equipment	\$ <u>15,000</u>
Permits and Fees	\$ <u>N/A</u>	Other	\$ <u>N/A</u>
Engineering/Designs	\$ <u>N/A</u>		
		TOTAL	\$ <u>65,000</u>

8. STAFF STATEMENT OF PROJECT NEED/OBJECTIVE:

- a. Indicate specific local conditions that warrant funding of the project:

There is a need for comprehensive improvements to Ramona's town center from a traffic, safety, economic, and community character standpoint. Low-income housing has been concentrated in portions of the downtown area while commercial development over recent years has occurred in a sporadic manner. These combined factors have negatively impacted the safety, walkability, traffic congestion, and historic character of the town center. Currently, Ramona's Main Street (Highway 67) operates at the lowest level of service identified by the County (LOS F) and several pedestrian deaths have occurred on this road over the past ten years. The Plan will offer solutions to address some of the traffic and safety issues associated with this highway. In addition, future population growth within the unincorporated County will likely occur in this community and will be focused toward the downtown. Development and implementation of a comprehensive revitalization plan is necessary to discourage urban sprawl and encourage growth within the town center. In order to make this a desirable long-term option for the community, the Plan will lay out a strategy for the Ramona Village to provide accessible services, attainable and attractive housing options for Ramona's young families and aging citizens, and maintain a rural community environment that will support population retention and economic development.

- b. Describe relationship of proposed activity to other community facilities and services addressing a similar problem:

A \$500,000 grant is currently being implemented by CALTRANS to improve portions of the historic district (easternmost portion of the study area on Main Street) ranging from road and sidewalk improvements to design enhancements such as street trees and furnishings. This effort has been complimented by the planting of street trees by the Ramona Tree Trust. Various other organizations have targeted the town center for enhancements and the location of future community amenities. For example, the Ramona Revitalization Committee facilitated by the district Supervisor, Dianne Jacob, has garnered the participation of dozens of local organizations in order to address specific community interests and concerns related to the town center. Many of these projects or supporting projects were identified in the recent community design workshops at which concepts for the Ramona Village Plan were established. An example of supporting projects includes potential road improvements that could create a mini-bypass around Main Street, remedying traffic and safety issues that would otherwise negatively impact Revitalization Committee efforts to develop an accessible Intergenerational Community Center. The Ramona Revitalization Plan will establish regulations and recommend capital improvement projects that facilitate projects identified by groups such as the Ramona Revitalization Committee as well as at the Design Workshops.

9. PROJECT BUDGET:

- a. Indicate how requested CDBG funds will be leveraged and identify other sources of funds for this project. Describe here if proposal is part of larger project.

Funds for the Plan will be maximized by utilizing lessons learned from the Fallbrook Revitalization Plan process as a model for efficient use of monies during this process. Initial costs for the Revitalization Plan will be minimized by incorporating the planning and administrative component of the project into the current general plan update process known as "General Plan 2020". In addition, the Plan will piggyback and/or support a multitude of potential CDBG-funded projects planned or in progress in the community, many of which have been identified as priority projects by a broad array of local organizations (see attached Ramona Revitalization Committee Matrix).

SAN DIEGO COUNTY 2004-2005 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM	Census Tract:
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- b. Specify the status of other funding sources and include dates: application submitted, decision pending on requested funds, or funds committed.
Other sources of funding for the project have not yet been identified or sought.

10. PROJECT COST ESTIMATE:

A. CDBG Funds Previously Allocated To This Project: \$ 0

B. Current Proposal:

(1) CDBG Project Request \$ 65,000

(2) Other Funds Allocated to Project for spending in 2004-2005 (list sources)

1. None identified \$ _____

2. _____ \$ _____

3. _____ \$ _____

Current Proposal Total \$ 65,000

C. Future Year Project Cost Estimates (list sources):

1. CDBG (for Administration) \$ 50,000

2. CDBG (for Implementation) \$ 150,000

11. PRELIMINARY SCHEDULE: (For CDBG Fund Requests Only)

<u>Task</u>	<u>Completion Date</u>
Environmental Review	<u>N/A</u>
Contract Administration	<u>July, 2005</u>
Site Acquisition	<u>N/A</u>
Relocation Assistance	<u>N/A</u>
Engineering/Design	<u>N/A</u>
Consultant Services	<u>July, 2005</u>
Construction/Installation	<u>N/A</u>
Other: _____	_____
Other: _____	_____

Estimated Date of Completion (assuming July 2004 Release of Funds) July, 2005

12. PROJECTED CDBG EXPENDITURES IN FY 2004-2005:

1 st Quarter	<u>\$20,000</u>
2 nd Quarter	<u>\$15,000</u>
3 rd Quarter	<u>\$15,000</u>
4 th Quarter	<u>\$15,000</u>

13. CURRENT ACTIVITIES:

a. Indicate current project status:

Substantial preliminary work has been done to initiate the development of a tailored Ramona Village Revitalization Plan. Two well-attended and widely supported public Design Workshops have been held in the community of Ramona. The attendees, though representing a variety of interests, achieved consensus on a vision involving a number of regulatory changes and capital improvement projects to be implemented in the town center. A draft poster illustrating a vision for the Village of Ramona and identified capital improvement projects has been developed based on the input at this workshop. A report documenting the recommendations made at the workshop has been compiled and will function as the foundation for the Revitalization Plan. These

SAN DIEGO COUNTY 2004-2005 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM	Census Tract:
APPLICATION FOR COUNTY DEPARTMENTS AND CDBG PARTICIPATING CITIES DUE BY 5:00 P.M. FRIDAY, OCTOBER 31, 2003	Priority No:

documents will be available and presented in draft form to the community at an additional upcoming workshop. Other organizations such as those previously mentioned (see question #8b) are in various stages of planning and implementation of related projects.

b. For phased projects, describe progress on current phase at time of this application and indicate expected completion date:

See above (#13a). The expected completion date for Phase I of this project is July, 2005. An additional administrative phase (Phase II) may occur through July of 2006. Implementation (Phase III) may begin in 2006 and proceed based on funding availability and administrative ease.

14. BASIS FOR STAFF RECOMMENDATION:

a. Include specific reasons for your support and indicate why this project is a priority:

The development and implementation of the Ramona Revitalization Plan is critical to addressing long-term traffic and safety issues in downtown Ramona, as well as retaining the economic viability and character of the community as growth pressure increases. Safety issues related to traffic, lack of sufficient crossings and other pedestrian tools, and the isolation of local low-income housing threaten citizen safety and comfort within the town center and impact the viability of local businesses. This project is a priority at this time due to the community momentum that has been created around the Ramona Village Design Workshops and the General Plan 2020 update that will re-evaluate land use regulations for the area. Folding this project into the GP2020 process will save thousands of dollars in administrative costs. Complimenting other downtown capital improvement projects with priority status and capitalizing on building community enthusiasm for the project will likely provide access to additional funding sources. This project will link the various planned and proposed downtown projects and optimize availability and utilization of funds by creating a comprehensive framework for improvements that have been proposed and administered separately. Incorporation into the GP2020 effort will avoid costs for the administration of the Plan and for the administration of related revitalization efforts that will be included in the Plan.

c. Note any anticipated problems or delays in implementation:

Potential delays may occur with delays to the approval of the General Plan 2020 update. However, the Ramona Revitalization Plan may continue to be

processed under current regulations with some additional administrative requirements should the GP2020 timeline be extended.

d. Describe the urgency or reasons for funding the project this year:

It is important for this Plan to be developed simultaneously with the General Plan 2020 update in order to ensure consistency and to save thousands of dollars in administrative costs (see 14a.). In addition, the community of Ramona and local leaders are eager to move this process forward in order for its unique benefits and the role that it will play in the facilitation of ongoing downtown planned and funded improvement projects.

15. CITIZEN OR ADVISORY COMMITTEE RECOMMENDATION:

a. Actions taken and votes received:

During the Ramona Village Design Workshops held in June of 2003, the approximately sixty participants voted to seek funding and support for a Ramona Village Revitalization Plan. This project has also gained verbal support of local political representatives from the Ramona Community Planning Group, the County of San Diego Planning Commission and Board of Supervisors.

b. Input received from citizens: (Attach letters received from public.)

(See attachments D and E).

16. AGENCY: County of San Diego

Project Manager: Ivan Holler Telephone Number: (858) 694-3789

County Mail Stop: 0650

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Date Submitted: _____

RAMONA VILLAGE REVITALIZATION Initial List of Key Proposed Tasks & Associated Activities

Phase I, Funding Cycle I: RESEARCH & PLANNING- This is the phase for which monies from the current funding cycle will be applied. The objective of Phase I is to assess the needs of the project area and to assess the feasibility of required improvement projects. From these initial studies, an outline for the Ramona Revitalization Plan will be developed, including capital improvement projects to be described in the Plan. An inventory of administrative tasks that will need to be completed to facilitate these improvement projects will also be developed.

Task	Associated Activities	Projected Accomplishments	Lead Organization/ Party	Projected Completion Date
Scoping- Initial Needs Assessment	<ul style="list-style-type: none"> <i>Community Design Workshop*</i> 	<ul style="list-style-type: none"> Preliminary outline of projects to be 	<ul style="list-style-type: none"> County of San Diego, General 	3 months after

	<ul style="list-style-type: none"> • <i>Completion of Village Design Vision Poster and Design Workshop Final Report</i> • Research on and compilation of additional projects to be included in Revitalization Plan. 	included in the Ramona Village Revitalization Plan. <ul style="list-style-type: none"> • Prioritization of projects. 	Plan 2020 Division <ul style="list-style-type: none"> • Robbins, Jorgensen, Christopher Planning & Design Consultant Team 	procurement of grant funds.
Capital Improvement Projects Feasibility Analysis	<ul style="list-style-type: none"> • Traffic & Engineering Studies • Individual Project Preliminary Cost Analysis • Research and compilation of funding sources 	<ul style="list-style-type: none"> • Final determination of projects to be included in 	<ul style="list-style-type: none"> • County of San Diego, General Plan 2020 Division • Consultant (to be determined) 	10 months after procurement of grant funds.
Ramona Revitalization Plan Outline	<ul style="list-style-type: none"> • Organization of information compiled • Development of Scope of Work for Phase II, Planning and Implementation 	Ramona Revitalization Plan Outline	<ul style="list-style-type: none"> • County of San Diego, General Plan 2020 Division • Consultant (to be determined) 	12 months after procurement of grant funds.

* This work has been funded by the County of San Diego. It has been or will be completed as a component of the Ramona Village Design Workshop scope of work.

Phase II, Funding Cycle II: PLANNING & ADMINISTRATION-

The tasks, implementing agencies, and associated funding will be delineated in the Ramona Revitalization Plan developed in Phases I and II. Projects anticipated for inclusion in this portion of the project include; a) changes to general plan and zoning regulations, b) development of downtown design standards.

Phase III, Funding Cycle III: IMPLEMENTATION

The tasks, implementing agencies, and associated funding will be delineated in the Ramona Revitalization Plan developed in Phases I and II. Anticipated projects include, but are not limited to: a) development of pocket parks and common parking lots (land acquisition required), b) potential improvements to Main Street (Hwy. 67) including median development, c) enhancements to sidestreets to create downtown bypass, d) development of non-motorized trails,

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e) addition of and enhancements to pedestrian and equestrian street crossings.

APPENDIX H

RAMONA DESIGN WORKSHOPS VOLUNTEERS FOR VILLAGE COMMITTEE*

February 25, 2004

Jim Salvatore
Bill Schweitzer
Rob Lewallen
Larry Fagot (CALTRANS)
Dawn Perfect
Veronica Clark
Carole Wylie
Chuck DeMund

Jim Hagey
Cheryl Wegner
Dutch Van Dierendonck
Jan Van Dierendonck
Heidi Schlotfeldt
Margot Long
Robin Quasebarth

* This list reflects those individuals who indicated an interest in participating in any committee formed to work on issues arising from discussion at the design workshops. In particular, such a group would make recommendations on expenditures of the Community Development Block Grant for carrying out the Design Workshop recommended concepts and projects.